



HARFORD COUNTY, MARYLAND

Office of the County Auditor

FISCAL IMPACT NOTE

Bill Number:

18-033 through
18-036

Zoning Changes

Sponsor:

Council President Slutzky
at the request of the
County Executive

Estimated Fiscal Impact:
Undetermined

Additional Information:

Version: 01
based on bill as
introduced 09/04/2018

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Summary of Legislation

Bill 18-033: AN ACT to repeal and reenact, with amendments, Subsection D(3)(f), Impervious surface, Subsection D(3)(h) and Subsection E, Residential uses, all of Section 267-61, MO Mixed Office District, of Article VI, District Regulations, of Part 1, Standards, of Chapter 267, Zoning, of the Harford County Code, as amended; to allow service uses to be included in 15% of the overall project; to provide that residential uses shall not exceed 45% of the overall project; and generally relating to zoning.

Bill 18-034: AN ACT to repeal and reenact, with amendments, Subsection B, Application, and Subsection E(1) of Section 267-65.1, Magnolia Neighborhood Overlay District, of Article VII, District Regulations, of Part 1, Standards, of Chapter 267, Zoning, of the Harford County Code, as amended; to provide for the option to opt out of the MNOD zoning requirements and develop property pursuant to the other applicable provisions of the Zoning Code; and generally relating to zoning.

Bill 18-035: AN ACT to repeal and reenact, with amendments, Subsection A(11), Riding stables, commercial or club, of Section 267-88, Specific standards, of Article IX, Special Exceptions, of Part 1, Standards, of Chapter 267, Zoning, of the Harford County Code, as amended; to make the special exception requirements regarding the location of stables consistent with Table 53-1, Design Requirements for "Amusements" in an AG District; and generally relating to zoning.

Bill 18-036: AN ACT to repeal and reenact, with amendments, the definitions of "intermittent stream" and "perennial stream" of Section 267-4, Definitions, of Article I, General Provisions, of Part 1, Standards, of Chapter 267, Zoning, of the Harford County Code, as amended; to revise the definitions of intermittent and perennial streams; and generally relating to zoning.

The bills will take effect 60 days after they are adopted.

Fiscal Analysis

If approved, Bill 18-033 will amend the MO Mixed Office District section of the Zoning Code, restricting residential use to no more than 45% of the total project, instead of total floor area. Bill 18-034, if approved, will allow property owners in the Magnolia Neighborhood Overlay District to opt out of the provisions for that zoning district. Bill 18-035, if approved, will permit allowed stables in the AG district within 50 feet, instead of 200 feet, of a residential lot. Bill 18-036, if approved, will amend the definitions of intermittent and perennial streams.

These zoning changes may impact individual property owners. In accordance with §31-6 of the County Code, a Council Member may request a fiscal impact note for zoning matters from the Director of Planning and Zoning. Accordingly, we have not determined the fiscal impact of these pieces of legislation. A fiscal note request should allow the Department at least four weeks to prepare the note.